



# ROSE HOUSE

Old Sawmill Place | Bell Lane | Little Chalfont | HP6 6FA

Air Conditioned Offices To Let

5,139 - 10,459 sq ft

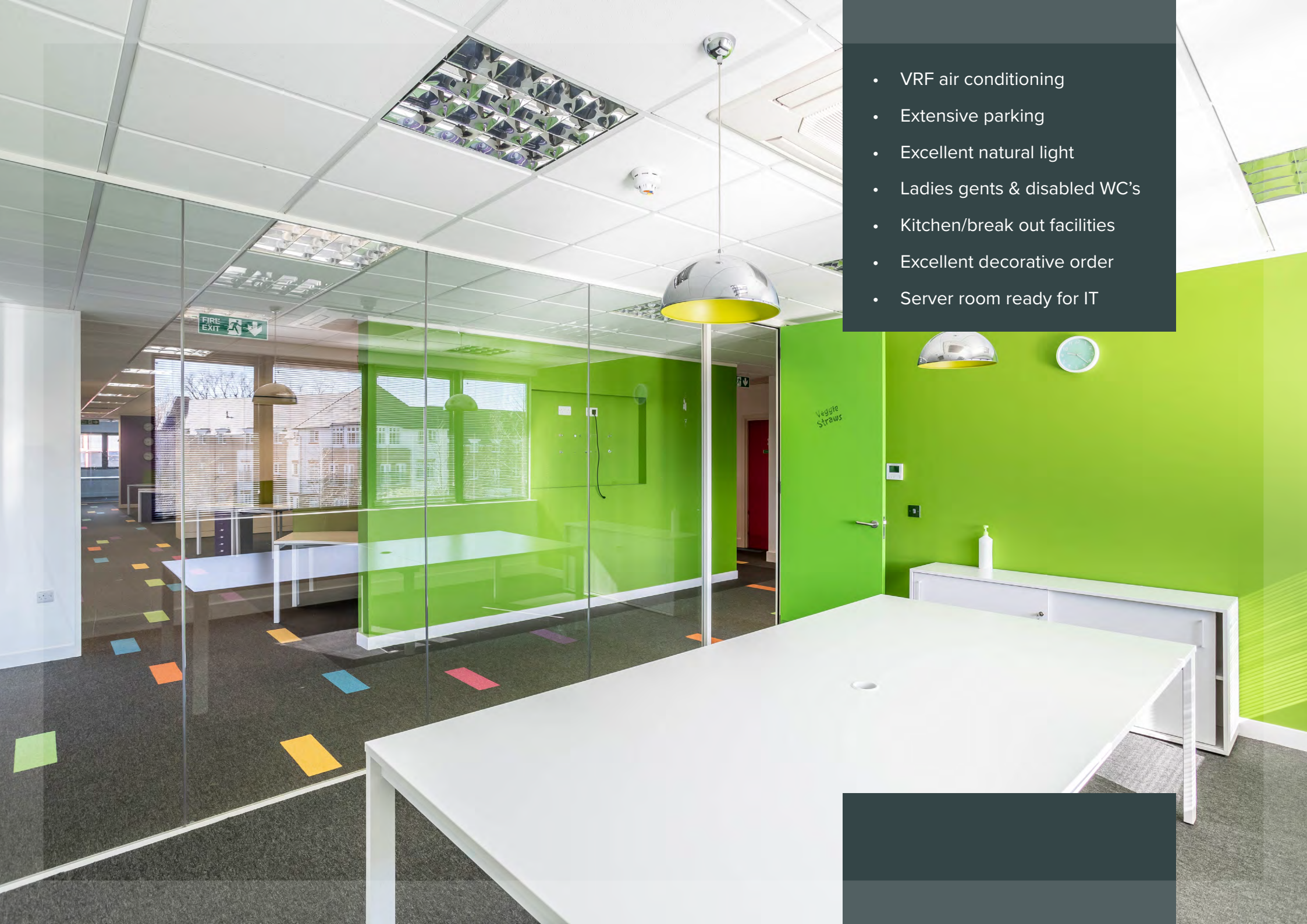


## Description

The property comprises a modern, high specification, detached office building constructed some 10 years ago. It is arranged approximately evenly over ground and first floors with secure basement and external, surface parking.

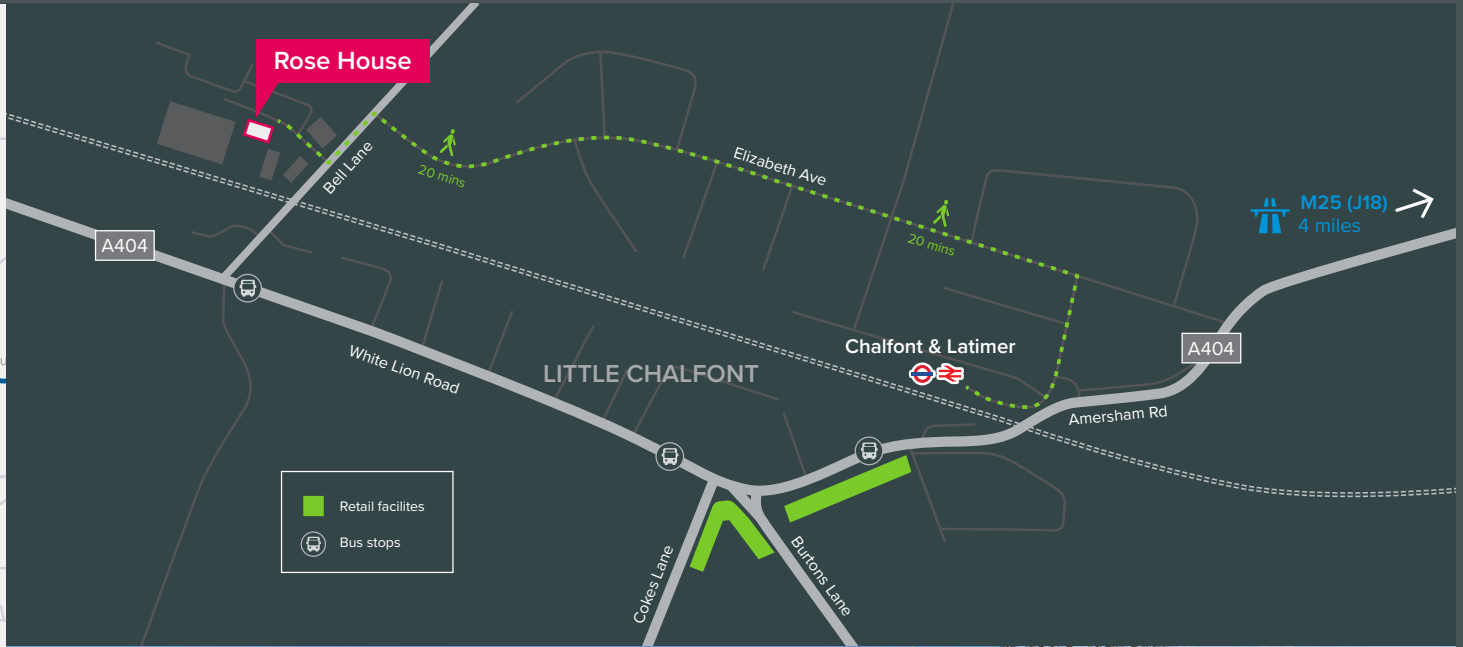
The floors are each arranged as a mix of open plan and cellular offices with break out areas and kitchen facilities, all with excellent natural light. Each floor has exclusive ladies and gents WC's. The building is available as a whole, or as individual floors.





- VRF air conditioning
- Extensive parking
- Excellent natural light
- Ladies gents & disabled WC's
- Kitchen/break out facilities
- Excellent decorative order
- Server room ready for IT

Veggie  
Straws



## Location

The property is situated in Bell Lane, a turning directly off White Lion Road (A404) which connects the affluent towns of Little Chalfont and Amersham. Road communications are excellent, with the M25 (Junction 18) being only some 4 miles from the property.

Chalfont & Latimer station is within walking distance, from where there are regular underground (Metropolitan Line) and National Rail (Chiltern Railways) services, with a fastest journey time of 33 minutes to London Marylebone.

Little Chalfont town centre is less than 1 mile from the property, offering a wide range of shopping and eating facilities from both local independents and national chains.



## Accommodation

	Sq ft	Sq m
First floor	5,320	494.24
Ground floor	5,139	477.42
<b>TOTAL</b>	<b>10,459</b>	<b>971.66</b>

These floor areas are approximate and have been calculated on a net internal basis.

The building is available either as whole or as individual floors.

## Rent / Price

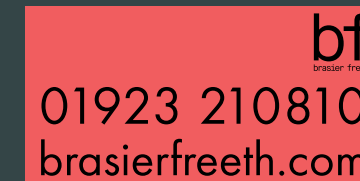
Upon application.





## Contact

For further information and viewings contact:



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## Rates

The floors are rated individually. The VOA website shows an entry in the 2023 Rating List for each floor of £98,500. The rates payable will be a proportion of this figure.

For rates payable refer to the Local Rating Authority, Buckinghamshire Council – 0300 131 6000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

The property has an EPC rating of C-73. Details available upon request.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.